



**SITUATION**

Located close to the A505, near to the town centre and amongst a variety of businesses including Luton Community Housing, the Spires office building and serving the surrounding residential area.

Luton lies approximately 35 miles north of central London with good road links via the M1 (Junctions 10 & 11).

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate front and rear access to **4 Self-Contained Flats** arranged over rear ground, first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'1" (max) Shop Depth 23'2" Built Depth 38'5" External WC		<b>VACANT</b> (Benefiting from A5 Use)		Previously let at £9,000 p.a.
4 Flats (Rear Ground, First & Second Floors)	Not Inspected	Individual	Each 99 years from 2nd November 2007	£800 (£200 per flat)	FRI

**Vacant Shop (A5 Use)  
Plus £800 p.a.**

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**SHRIMPTONS**  
JOINT AUCTIONEERS  
Shrimptons Property Consultants Ltd  
Tel: 020 7758 0070  
Ref: D. Shrimpton Esq – Email: duncan@shrimptons.net

**VENDOR'S SOLICITORS**  
NWL Solicitors – Tel: 020 7328 2929  
Ref: W. Odeh, Esq. – Email: wodeh@nwsolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts